

155.0

0002

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

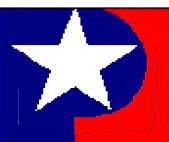
581,000 / 581,000

USE VALUE:

581,000 / 581,000

ASSESSED:

581,000 / 581,000



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
143		GEORGE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: INGWERSEN NANCY J	
Owner 2:	
Owner 3:	

Street 1: 143 GEORGE ST
Street 2:

Twn/City: ARLINGTON
StProv: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: MERCER KENNETH&ROBERT&DONALD& -
Owner 2: MERCER DAVID&BUCHANAN PATRICIA -

Street 1: 143 GEORGE ST
Twn/City: ARLINGTON

StProv: MA Cntry:
Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1912, having primarily Vinyl Exterior and 900 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrooms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

IN PROCESS APPRAISAL SUMMARY												Legal Description											
Use Code												Land Size											
101												Building Value											
6000.000												Yard Items											
157,500												Land Value											
3,500												Total Value											
581,000																							

Entered Lot Size
Total Land:
Land Unit Type:

User Acct
102980
GIS Ref
GIS Ref
Insp Date

05/21/18

USER DEFINED

Prior Id # 1: 102980

Prior Id # 2:

Prior Id # 3:

Date Time

12/11/20 02:15:03

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Date Time

06/08/18 08:01:10

ekelly

12139

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type:	2 - Bungalow			Full Bath:	1	Rating:	Average	SINK IN BMT.													
Sty Ht:	1A - 1 Sty +Attic			A Bath:		Rating:															
(Liv) Units:	1	Total: 1		3/4 Bath:		Rating:															
Foundation:	3 - BrickorStone			A 3QBth:		Rating:															
Frame:	1 - Wood			1/2 Bath:		Rating:															
Prime Wall:	4 - Vinyl			A HBth:		Rating:															
Sec Wall:		%		OthrFix:	1	Rating:	Average														
Roof Struct:	1 - Gable			OTHER FEATURES																	
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average	1st Res Grid Desc: Line 1 # Units: 1													
Color:	WHITE			A Kits:		Rating:		Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
View / Desir:				Fpl:		Rating:															
GENERAL INFORMATION				WSFlue:		Rating:		Other													
Grade:	C - Average			CONDOS INFORMATION				Upper													
Year Blt:	1912	Eff Yr Blt:		Location:		Lvl 2															
Alt LUC:		Alt %:		Total Units:		Lvl 1															
Jurisdct:	G12	Fact: .		Floor:		Lower															
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN									
Avg Ht/FL:	STD			Phys Cond:	AV - Average	31.	%	Exterior:	No Unit	RMS	BRS	FL									
Prim Int Wall:	2 - Plaster			Functional:				Interior:	1	5	2	1									
Sec Int Wall:		%		Economic:				Additions:													
Partition:	T - Typical			Special:				Kitchen:													
Prim Floors:	3 - Hardwood			Override:				Baths:													
Sec Floors:		%		Total:	31	%		Plumbing:													
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:													
Subfloor:				Basic \$ / SQ:	90.00			Heating:													
Bsmnt Gar:				Size Adj.:	1.35000002			General:													
Electric:	3 - Typical			Const Adj.:	0.99989998			COMPARABLE SALES													
Insulation:	2 - Typical			Adj \$ / SQ:	121.488			Rate	Parcel ID	Typ	Date	Sale Price									
Int vs Ext:	S			Other Features:	57000																
Heat Fuel:	2 - Gas			Grade Factor:	1.00																
Heat Type:	1 - Forced H/Air			NBHD Inf:	1.00000000																
# Heat Sys:	1			NBHD Mod:																	
% Heated:	100			LUC Factor:	1.00																
Solar HW:	NO			Adj Total:	228205																
% Com Wall:		% Sprinkled:		Depreciation:	70743				Juris. Factor:	1.00	Before Depr:	121.49									
				Depreciated Total:	157461				Special Features:	0	Val/Su Net:	68.96									
									Final Total:	157500	Val/Su SzAd:	126.57									
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 155.0-0002-0008.0												IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
3	Garage	D	Y		111X20	A	AV	1960	26.36	T	40	101			3,500		3,500				
More: N	Total Yard Items:	3,500		Total Special Features:			Total:	3,500													